185.A	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,204,400 / 1,204,400
					USE VALUE:	1,204,400 / 1,204,400
					ASSESSED:	1,204,400 / 1,204,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LODOVICE IAN J & ASHLEY M
Owner 2:	
Owner 3:	
Street 1:	44 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC -
Owner 2:	-
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02492

NARRATIVE DESCRIPTION

This parcel contains 6,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 3390 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6800.000	767,600		436,800	1,204,400
Total Card	0.156	767,600		436,800	1,204,400
Total Parcel	0.156	767,600		436,800	1,204,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.28 | /Parcel: 355.2

Legal Description

User Acct 131280

GIS Ref

GIS Ref

Insp Date 06/15/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.A-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	699,200	0	6,800.	436,800	1,136,000	1,136,000	Year End Roll	12/18/2019
2019	101	FV	219,700	0	6,800.	436,800	656,500	656,500	Year End Roll	1/3/2019
2018	101	FV	219,700	0	6,800.	368,200	587,900	587,900	Year End Roll	12/20/2017
2017	101	FV	219,700	0	6,800.	337,000	556,700	556,700	Year End Roll	1/3/2017
2016	101	FV	219,700	0	6,800.	287,000	506,700	506,700	Year End	1/4/2016
2015	101	FV	183,900	0	6,800.	249,600	433,500	433,500	Year End Roll	12/11/2014
2014	101	FV	183,900	0	6,800.	230,900	414,800	414,800	Year End Roll	12/16/2013
2013	101	FV	183,900	0	6,800.	219,600	403,500	403,500		12/13/2012

!14381!

PRINT

Date	Time
12/11/20	04:14:22

LAST REV

Date	Time
09/29/20	13:50:00

apro

14381

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD MIDDLESEX D	1545-88	1	6/17/2019		1,335,000	No	No		
PRATT IVAN/ TRU	1532-74	1	8/16/2018	Change>Sale	660,000	No	No		
ZWICKER LLOYD J	1510-53		6/23/2017	Convenience	1	No	No		Lloyd J Zwicker resign at trustee appoint Iva
	805-27		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1460	Addition	361,000	O				
9/10/2013	1352	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2019	SQ Returned	MM	Mary M
6/15/2019	Meas/Inspect	DGM	D Mann
5/2/2019	SQ Returned	JO	Jenny O
8/3/2018	MEAS&NOTICE	BS	Barbara S
2/12/2014	Info Fm Prmt	EMK	Ellen K
3/5/2009	Inspected	189	PATRIOT
10/23/2008	Measured	197	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	131280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6800		Sq. Ft.	Site		0	70.	0.92	7									436,801						436,800	

Total AC/HA: 0.15611 | Total SF/SM: 6800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,801 | Spl Credit | Total: 436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1959	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01082468
Const Adj.:	0.99989998
Adj $ / SQ:	126.340
Other Features:	110689
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	769103
Depreciation:	1538
Depreciated Total:	767565

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4		BRs:	2			Baths:	1		HB	

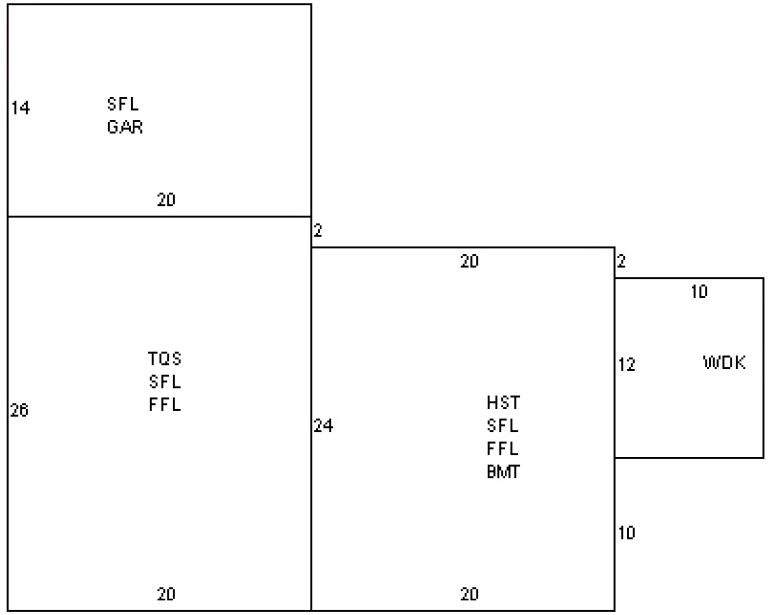
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.46
Special Features:	0	Val/Su Net:	202.53
Final Total:	767600	Val/Su SzAd	263.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,280	126.340	161,716
FFL	First Floor	1,000	126.340	126,340
BMT	Basement	480	83.380	40,025
TQS	3/4 Story	390	126.340	49,273
GAR	Garage	280	23.930	6,699
HST	Half Story	240	126.340	30,322
WDK	Deck	120	14.330	1,720
	Net Sketched Area:	3,790	Total:	416,095
Size Ad	2910	Gross Are	4160	FinArea 3390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: